BOOK 4836 PAGE 87

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Northgate Industrial Park,
a Joint Venture

TO

Douglas C. Kramlich

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
ENTREKIN, JOHNSON & NELLEY, ATT'YS.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas C. Kramlich (NAME)	SAME (NAME)	
1451 Union Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Memphis, Tennessee 38104 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	86 PW

C63738

IDENTIF. REFERENCE T

(FOR REGISTER'S USE)

JUL 19 4 24 PM '74

FELIX Z. WHITE - REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 432,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 19 74

Notary Public

MY COMMISSION EXPIRES: May 16, 1976

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100-- ---------- ($10.00) ---------- DOLLARS cash in hand paid by Douglas C. Kramlich and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUL 19 CONV * 432.000.00
JUL 19 S'TAX A* 1,123.20
JUL 19 PR'FEE A* .50
JUL 19 W'DEED A* 6.00 * 1,129.70

Northgate Industrial Park, a Joint Venture, composed of Parthenon, Inc. and Heritage Land Company, have

~~bargained~~ and sold, and by these presents do transfer and convey unto the said

Douglas C. Kramlich

his successors, heirs ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 10th Civil District, Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plat of Northgate Industrial Park, Section 1, of record in Book 4660, page 111, Register's Office for said County, described as follows:

Form No. WD3a

BEGINNING at a new concrete monument in the northwest corner of the herein described property and being in the northeasterly right of way of the L & N Railroad; thence leaving said right of way, north 77° 30' East 750.00 feet to a new concrete monument; thence north 12° 30' west 275.00 feet to a new concrete monument in the southerly margin of a 60-foot private road; thence with said private road in an easterly direction along a curve to the right, having a radius of 295 feet a distance of 50.00 feet to an iron pin at the beginning of a curve to the right in said road having a radius of 275 feet; thence around said curve in a southeasterly direction 415.73 feet to a new concrete monument; thence continuing with said road south 21° 23' 50" east 1031.54 feet to a new concrete monument; thence leaving said road south 77° 30' west 1199.14 feet to a concrete monument in the northeast right of way of L & N Railroad thence with said right of way north 12° 30' west 993.50 feet to the point of beginning, containing 27.0 acres.

Together with unrestricted easement for ingress and egress over private road shown on plan of record in Book 4660, page 111, said Register's Office with the understanding that Grantor, in its sole and absolute discretion, may dedicate said road for public use.

This conveyance is subject to the easements and owner's certificate as shown on the plan of record in Book 4660, page 111, Register's Office for Davidson County, Tennessee, and as the restrictive covenants of record in Book 4836, page 43, said Register's Office.

Being property conveyed to Northgate Industrial Park by deed of record in Book 4835, page 665, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4835, page 984, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas C. Kramlich his successors, heirs and assigns, forever.

And it/does covenant with the said Douglas C. Kramlich that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as indicated herein and 1974 taxes.

And Northgage Industrial Park does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Douglas C. Kramlich his successors and assigns against the lawful claims of all persons whomsoever.

Witness hand s this 9th day of July, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NORTHGATE INDUSTRIAL PARK, a Joint Venture

By: PARTHENON, INC.

Roy Conway Flowers, President

Roy Conway Flowers, President

BY: HERITAGE LAND COMPANY

Franklin G. Clark, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROY CONWAY FLOWERS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of PARTHENON, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 1974.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1-29-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRANKLIN G. CLARK, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of HERITAGE LAND COMPANY, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

This 18th day of July, 1974

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1-29-78